



# **CITY OF ST. MARYS, GEORGIA**

**July 18, 2013 at 5:00 p.m.**

## **MINUTES**

### **ST. MARYS INTRACOASTAL GATEWAY COMMITTEE MEETING MINUTES**

- I. CALL TO ORDER at 5:00 pm by Mr. Gant
- II. ROLL CALL: *Mr. Sidney Howell; Mr. John Morrissey; Mr. Phil Jones; Mrs. Teddie Lockhart; Mr. Gary Straight, Mr. Jim Gant; Ms. Kay Westberry; Mrs. Mary Neff; Mr. Roger A. Weaver; Mr. Steve Crowell; and Mr. A. Jones, III* QUORUM: YES XX NO       
  
Absent: *Mr. David Keating and Mr. Craig Root*  
  
Guests: *Mr. Bob Nutter; Melinda NeSmith-Piccard; and Johna Rush*
- III. APPROVAL OF MINUTES: *Review and approval of minutes of May 9, 2013 - Motion by Mr. A. Jones, III; Second by Ms. Kay Westberry. Abstaining from the motion were: Mr. Sidney Howell, Mr. Phil Jones, Mrs. Teddie Lockhart and Mr. John Morrissey. The rest were in favor. Motion to approve the agenda was made by Mr. Gary Straight and second by Mrs. Teddie Lockhart. All were in favor.*
- IV. GRANTING AUDIENCE TO THE PUBLIC – AGENDA ITEMS ONLY – NONE
- V. OLD BUSINESS:
  - A. Update on the Coastal Incentive Grant (CIG): *Mr. Weaver reported that the final text from DNR on the signage has been received. Mr. Weaver has met with the sign fabricators and they are in the process of incorporating the new comments into the sign work. The signs should be completely installed by the end of August. The grant will be cleared out by September 30<sup>th</sup>.*
  - B. Update on the Transportation Enhancement (TE) Grant: *Mr. Weaver reported that the project is proceeding through the various steps of the approval process, and is on track. Mr. Gant questioned why an archaeological study was still necessary since the State has formally stated that there is no impact for this property. Mr. Weaver also questioned this study and agreed to challenge the need.*
  - C. Enterprise Zone: *Mr. A. Jones, III reported that the Enterprise Zone is an economic development tool set up to develop undeveloped and under-utilized property in communities. The advantages of an Enterprise Zone would be if a business comes in and creates 5 jobs they would be eligible to receive tax abatement for up to ten years. The incentive is usually set up with the abatement being for the first 5 years of just the local property taxes and the next five years it could be reduced 20% each year until year ten when all taxes would be paid at that time. Also another benefit for the business could be a reduction in various city fees as approved by council. To have an Enterprise Zone approve, three of several criteria would need to be met, i.e. underdevelopment, blight, unemployment, and poverty. Once the Department of Community Affairs signs off on the mapped out area for the zone, the recommendation would proceed to council for approval/adoption. Mr. Jim Gant noted that the reason this item was on the agenda was because it was hoped that the zone would benefit the SMIG property, but after studying it was learned that it would not be an incentive that could be used for developing the property since the Gateway property would not qualify within the Enterprise Zone criteria.*
  - D. St. Marys Intracoastal Gateway Project Management and Workshop: *Mr. A. Jones, III reported that the workshop was successful. Ms. Loretta Cockrum of the Forum Group, Inc. visited and made a*



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*presentation to the city. Ms. Cockrum discussed the role she would play during the development of the property and noted that a smaller group of steering committee members would be best suited to move this project forward. Mr. Gant noted that he and Mr. John Morrissey have attempted to reach Ms. Cockrum several times since the workshop to no avail and Mr. Gant advises to table to the discussion of moving forward with this until connection with Ms. Cockrum is made. Question was asked if the property was being used in any other ways until it is developed. Mr. Steve Crowell noted that there was a wedding that will be held on the property and there are some other uses that may come up. Suggestion was made to add an agenda item to next month's meeting: New uses for SMIG property until property is developed and some alternate methods to advertise its use i.e. put on the city website, place a sign advertising public use, etc.*

### **VI. NEW BUSINESS:**

- A. Status of DNR Permit and Proposed Property Subdivision: *Mr. Roger Weaver reported on the opportunity to update and expand the permit at the gateway docks. DNR has suggested that when the permit is updated that it should include an upland development portion separate from the 25 feet public access portion along the seawall. The City held a public workshop that was approved by council where he recorded all of the comments given by the attendees. The comments were combined and shared at today's meeting. Mr. Weaver presented sketches of what the proposed docks could look like. The work would be completed in phases. Mr. Morrissey noted that all of the work discussed is capable of being completed in the future with grant funds, should City Council so decide.*
- B. Discuss the formation of an Executive Committee for the SMIG Steering Committee to work with FORAM Group: *This item was addressed in section D of Old Business.*

### **VII. REPORT OF SUB-COMMITTEES: NONE**

### **VIII. GRANTING AUDIENCE TO THE PUBLIC—*ANY ITEM RELATED TO THE SMIG MISSION: No comments.***

### **IX. ADJOURNMENT: *was at 6:30 pm with a motion by Mr. Sidney Howell and second by Mrs. Teddie Lockhart. All were in favor.***

**NEXT MEETING WILL BE ANNOUNCED AT A LATER DATE**

*Destiny is not a matter of chance, it is a matter of choice; it is not a thing to be waited for, it is a thing to be achieved.*

*William Jennings Bryan quoted at the Council presentation on June 14, 2010 regarding the 100 Ready Street Project*